

# SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO. 2	TO LEASE NO. GS-10B-07170	DATE 11/22/10	PAGE 1 of 1
ADDRESS OF PREMISES 300 Fifth Avenue, Seattle, WA 98104		Bldg. No. WA7962	

THIS AGREEMENT, made and entered into this date by and between Yesler Investment Company, LLC

whose address is 1000 Second Avenue, Suite 1800  
Seattle, WA 98104-1046

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease to establish the commencement date of the lease, change the annual rent, and change the length of the free rent period.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective 11/1/2010 as follows:

Supplemental Lease Agreement (SLA) Number 2 is issued to establish the commencement date of the lease, change the length of the free rent period from six (6) to 11 months, and to change the annual rent of the lease. In order to accomplish this, Paragraphs 2, 3 and 8 of the lease are hereby deleted and replaced with the same numbered paragraphs below.


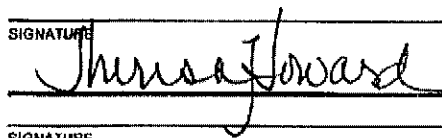

**Paragraph 2:** TO HAVE AND TO HOLD the said premises with their appurtenances beginning November 1, 2010 and continuing through October 31, 2020 inclusive.

**Paragraph 3:** The Government shall pay the Lessor annual rent of \$6,397,739.00 at the rate of \$533,144.92 per month in arrears. The first 11 months are rent free. Rent consists of the following:

Shell (taxes included):	\$4,002,293.46	u7
Operating Rent:	\$1,252,780.94	1/0
Tenant Improvement:	\$1,142,664.60	
Total:	\$6,397,739.00	

**Paragraph 8:** In accordance with the SFO paragraph entitled *Tenant Improvement Rental Adjustment*, Tenant improvements in the total amount of \$7,358,556 (\$48.32 per sqf) shall be amortized through the rent for 9 years, 1 month at the rate of 8%.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR	
SIGNATURE 	NAME OF SIGNER: Man. Mem. of Yesler Invest Co, LLC
SIGNATURE	Martin Selig Real Estate
IN PRESENCE OF	
SIGNATURE 	
UNITED STATES OF AMERICA	
SIGNATURE 	NAME OF SIGNER Terria Heidein
	OFFICIAL TITLE OF SIGNER Lease Contracting Officer